Horsham District Council

Miss Kristina King
Barratt David Wilson Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Our ref:	DISC/25/0001
Your ref:	Pulborough OUT Cond. 3 and
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	15th May 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 3 and 7(i) to approved application DC/21/2321

Land Parcel North East of Drovers Lane, Pulborough, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development (including any ground clearance or site levelling) shall commence until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP shall be a single document covering the development and shall be strictly adhered to throughout the construction period. The CEMP shall include the measures categorised as "highly recommended" and listed in par.7.2 of the Air Quality Assessment report (RPS, JAR02242, April 2022), and shall provide for, but not be limited to:
   - An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location, and identification of activities likely to cause high levels of noise or dust;
   - Details of how residents will be advised of site management contact details and responsibilities (public engagement)
   - Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), erection and maintenance of security hoarding, and storage of plant and materials (including any stripped topsoil)
   - Details regarding parking or site operatives and visitors, deliveries, and storage (anticipated number, frequency and types of vehicles used during construction)
   - The method of access to and from the construction site
   - The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc.
   - Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
   - Locations and details for the provision of wheel washing facilities and dust suppression facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

- the anticipated number, frequency and types of vehicles used during construction, and the method of access and routing of vehicles during construction
- Submission of a construction phasing plan;
- Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area.

Reason: As this matter is fundamental in the interests of good site management, highway safety, and to protect the amenities of adjacent businesses and residents during construction works to accord with Policies 33 & 40 of the Horsham District Planning Framework (2015).

Date of approval - 15th May 2025

7. **Pre-Commencement Condition:**
(i) No development shall commence until a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
(ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part [i] of this condition, and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Date of approval of Part (i) - 15th May 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Further Archaeological Investigations	CEMP Appendix A	03.01.2025
Plans	Site Compound	CEMP Appendix B	18.03.2025
Plans	Illustrated Layouts	CEMP Appendix C	08.01.2025
Plans	Constraints Map	CEMP Appendix D	03.01.2025
Plans	Site Fencing	CEMP Appendix E	03.01.2025
Supporting Statement	Construction Environmental Management Plan	V1.3	30.04.2025
Supporting Statement	Written Scheme of Investigation for Archaeological Watching Brief and Evaluation	none	03.01.2025
Supporting Docs	Cover Letter	none	03.01.2025

Notes to Applicant:
In relation to Condition 7, only the requirements of part (i) of the condition have been satisfied, as the Council's consultant Archaeologist is satisfied with the content of the submitted Written Scheme of Archaeological Investigation (WSI). The archaeological fieldwork should be implemented in accordance with the WSI.

The archaeological site investigation and post investigation assessment will require submission to and subsequent approval by the Local Planning Authority. under part (ii) of the condition.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control